

Wilmington, Delaware
March 6, 2014

#3905

Sponsor:

Council
Member
Shabazz

WHEREAS, pursuant to Wilm. C. (Charter) § 8-205, a department, board or commission of the City of Wilmington (the "City") shall not sell or exchange any real estate belonging to the City or grant any license, easement, right-of-way or other interest over or in such real estate without advertised public notice appearing in at least one daily newspaper of citywide distribution and authority by general ordinance and later resolution from Council of the City (the "Council") to do so; and

WHEREAS, Wilm. C. § 2-622(1) provides that the Council shall by resolution declare a property approved for disposition and authorize the conduct of disposition proceedings by the Real Estate and Housing Department (the "Department"); and

WHEREAS, the City is legal owner of the property located at 303 North Pine Street, Wilmington, Delaware, being Tax Parcel Number 26-043.40-170 ("Property"); and

WHEREAS, a request for proposals was issued by the Department in accordance with the procedures set forth in Wilm. C. § 2-622 through § 2-624; and

WHEREAS, the proposals were advertised on August 28, 2012 and again on September 4, 2012; and

WHEREAS, a proposal in the amount of \$10,000.00 was received from F&L Properties, LLC ("F&L"), a general contractor, and F&L proposes to operate its business from the Property and beautify the facade of the Property; and

WHEREAS, City will maintain a \$100,000.00 lien on the Property until construction on the Property is complete; and

WHEREAS, in accordance with the recommendation of the Department and the procedures set forth in Wilm. C. § 2-622 through § 2-624, the City desires that the

Property be awarded to F&L for \$10,000.00, subject to a \$100,000.00 lien to be maintained by the City until construction completion.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the Council hereby authorizes the disposition, sale, transfer and conveyance of the Property to F&L Properties, LLC for \$10,000.00, subject to a \$100,000.00 lien to be maintained by the City until construction completion.

BE IT FURTHER RESOLVED that Council authorizes the Mayor or his designee to execute any and all documents necessary to effectuate the transfer of the Property, including any and all undertakings and assurances heretofore.

Passed by Council,
March 6, 2014

ATTEST: Maribel Seijo
City Clerk

Approved as to form this 4th
day of March, 2014

Danay Bhattacharya
Assistant City Solicitor

SYNOPSIS: This Resolution authorizes the City to dispose of the property located at 303 North Pine Street, Wilmington, Delaware, being Tax Parcel Number 26-043.40-170 to F&L Properties, LLC for a total amount of \$10,000.00, subject to a \$100,000.00 lien to be maintained by the City until construction completion. The Property will be used by F&L Properties, LLC for its business operation.